



**GRASSROOTS**  
REALTY GROUP

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**124 Woodmark Crescent SW**  
**Calgary, Alberta**

**MLS # A2281355**



**\$624,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Low Flow Plumbing Fixtures, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Outdoor Kids House, Backyard Shed, Pergola

Welcome to your bright and breezy family haven in Woodbine—where comfort, style, and practicality all decided to move in together....Step inside to a main floor that feels instantly welcoming, with vaulted ceilings and a beautiful bay window that drenches the living room in natural light. Rich hardwood flooring leads you into the dining area, where a modern chandelier sets the mood and an impressive stone-faced fireplace adds both warmth and a touch of drama....The updated kitchen is ready for both everyday meals and weekend entertaining, featuring stainless steel appliances and a raised breakfast bar that overlooks the dining room—perfect for chatting with guests or supervising homework while you cook....Head upstairs to find three generously sized bedrooms. The serene primary retreat offers a walk-in closet and a private full ensuite, creating your own little escape at the end of the day. Two additional bright bedrooms share another full bathroom, giving everyone space and privacy (and reducing the morning line-up)....Everyday living is made easier with a convenient main-floor laundry room, complete with a modern LG washer and dryer—because hauling baskets up and down stairs is overrated....Outside, the backyard is truly an extension of your living space. A fully fenced yard offers peace of mind, while the wooden deck and permanent pergola over the paved patio set the stage for al fresco dining, sunset lounging, or a quiet coffee before the day begins. The massive children’s play structure will make you very popular with the younger crowd....The basement offers a flexible space that can adapt as your life does—home office, gym, hobby room, or extra storage—it’s ready for whatever you need...A practical bonus: the double attached garage keeps your vehicles warm, your storage organized, and your snow

shoveling time to a minimum....Set in the established community of Woodbine, this home enjoys a prime southwest location. You're conveniently close to the Ring Road, giving you easy commuting access around the city and a quick escape to the west and the mountains for weekend adventures. Adjacent to the community, Fish Creek Provincial Park offers endless nature trails, biking paths, and river views—so you can trade screen time for green time in just a few minutes...Tucked on a quiet, family-friendly crescent, with nearby schools, parks, major transit routes, and essential amenities, this is a home where everyday life becomes just a little more effortless—and a lot more enjoyable.